



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY APRIL 23, 2012
1015 LOCUST ST. #1200
4:00 P.M.**

www.stlouis-mo.gov/cultural-resources

Approval of March 23, 2012 minutes
Approval of the current agenda

PRELIMINARY REVIEWS

Address:	Project:	Jurisdiction:	Page:
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APPEALS OF DENIALS

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E. 3000-02 LEMP AVENUE.....	Construct Garage.....	Benton Park Historic Dist.....	30

SPECIAL AGENDA ITEMS

Nominations to the National Register of Historic Places

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: April 23, 2012
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Preliminary Review to replace portion of rear brick wall with Exterior Insulation and Finishing System
ADDRESS: 2127 Utah St.
JURISDICTION: Benton Park Certified Local Historic District — Ward 9



2127 UTAH ST.

OWNER/APPLICANT:
Erlinda Villamayor

RECOMMENDATION:
That the Preservation Board deny the Preliminary Review Application as the proposed work is not in compliance with the Benton Park Local Historic District Standards.



BACKGROUND:

On April 5, 2012, the Cultural Resources Office received a Preliminary Review Application for the replacement of a portion of the rear brick wall of a two-story commercial/residential building with Exterior Insulation and Finishing System (E.I.F.S.) at 2127 Utah in the Benton Park Local Historic District. Previously, the office had approved a permit for relaying the brick rear wall on November 10, 2010. Before this work was initiated, the center portion of the wall collapsed in early 2011. The 2010 permit for the reconstruction was cancelled on August 25, 2011. The owner has stated that she is unable to afford the repair of her rear wall per the 2010 permit, has identified a less expensive solution, and seeks a variance due to economic hardship.



NORTH ELEVATION FROM MISSOURI

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, the Benton Park Historic District:

RESIDENTIAL APPEARANCE AND USE STANDARDS

202 *Exterior Walls*

Comment: Masonry includes brick, ornamental pressed brick and terra cotta

4. Reconstructed Masonry Walls

Comment: Reconstructed masonry walls include the replacement of missing masonry within a wall and the reconstruction of a masonry wall which has collapsed.

1. Construction

1. Reconstructed masonry walls shall be one of the following

1. Solid brick masonry
2. Concrete block back-up with masonry exterior
3. Masonry veneer on metal or wood studs.

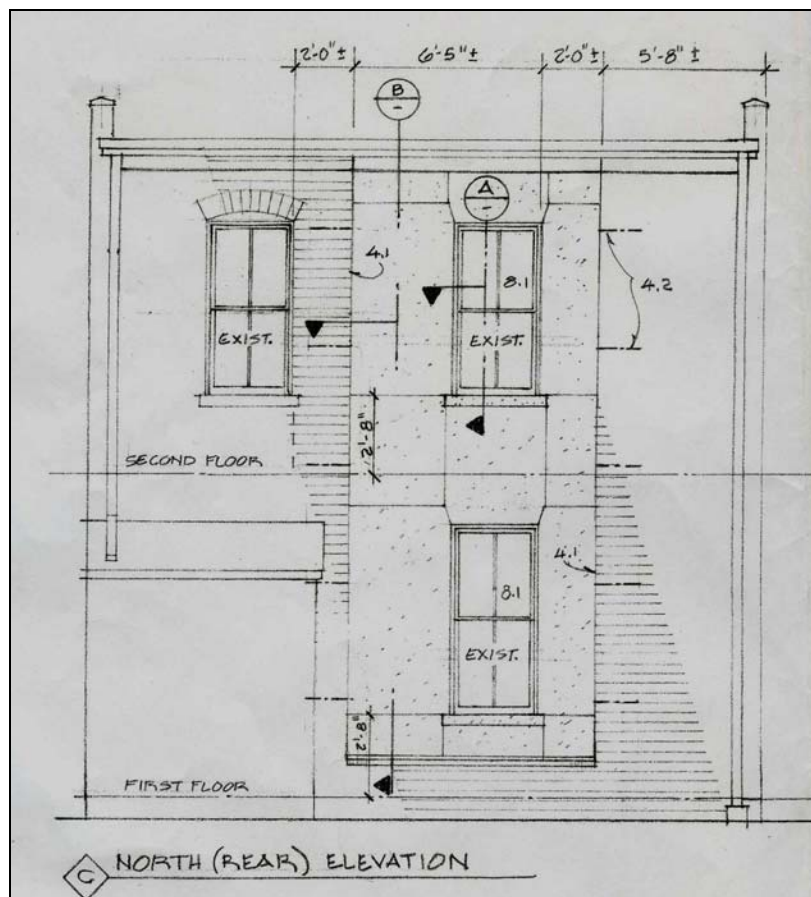
2. Mortar thickness and coursing shall match original.

2. Material

One of the following materials shall be used:

1. New or used masonry units which match the original in size, shape, color (variety and pattern of color), surface hardness and ornament.

Does not comply. The owner is proposing to install E.I.F.S., a cementitious coating over insulating material, instead of a brick veneer. The entire new section is visible from the street and will alter the appearance of approximately a third of the rear wall of the building.



COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments from the neighborhood or Alderman regarding the application. The owner has stated that she would contact Benton Park Neighborhood Building Review Committee.

COMMENTS:

2127 Utah, constructed in 1890, sustained a collapse of the rear wall in 2011. Although the owner intends to re-establish the original fenestration pattern, the proposed reconstruction would not use one of the three options allowed in the standards. The proposed design uses E.I.F.S., which has a quite different texture, in a manner that its joints will create a non-historic pattern. As the property is a corner building, the section of the rear wall to be reconstructed is quite visible from the street and is only a few feet from the sidewalk, a distance at which materials are readily identifiable.

The owner has stated that she cannot afford to incur the cost of installing a brick veneer and that she will provide evidence of financial hardship at the meeting.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board deny the preliminary application as the proposed work is not in compliance with the Benton Park Historic District standards and would present a non-compliant condition easily perceived from the street.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

B.

DATE: April 23, 2012
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Preliminary Review: new single-family construction on two vacant lots
ADDRESS: 4274 Flad Avenue
JURISDICTION: Shaw Historic District — Ward 8



4136-38 FLAD

Owner:

LRA

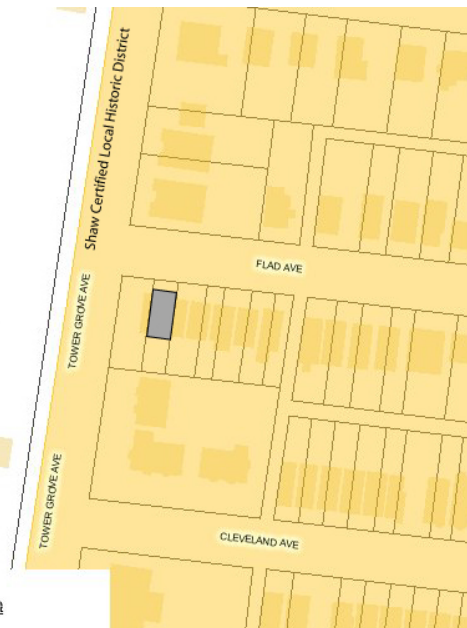
Applicants:

Paramount Properties/Kyle Miller

Staff Recommendation:

That preliminary approval of the general design be given at this time, with the stipulations that an entrance porch be added to the façade, that additional aspects of the design be altered, and that final details and materials will be approved by the Cultural Resources Office.

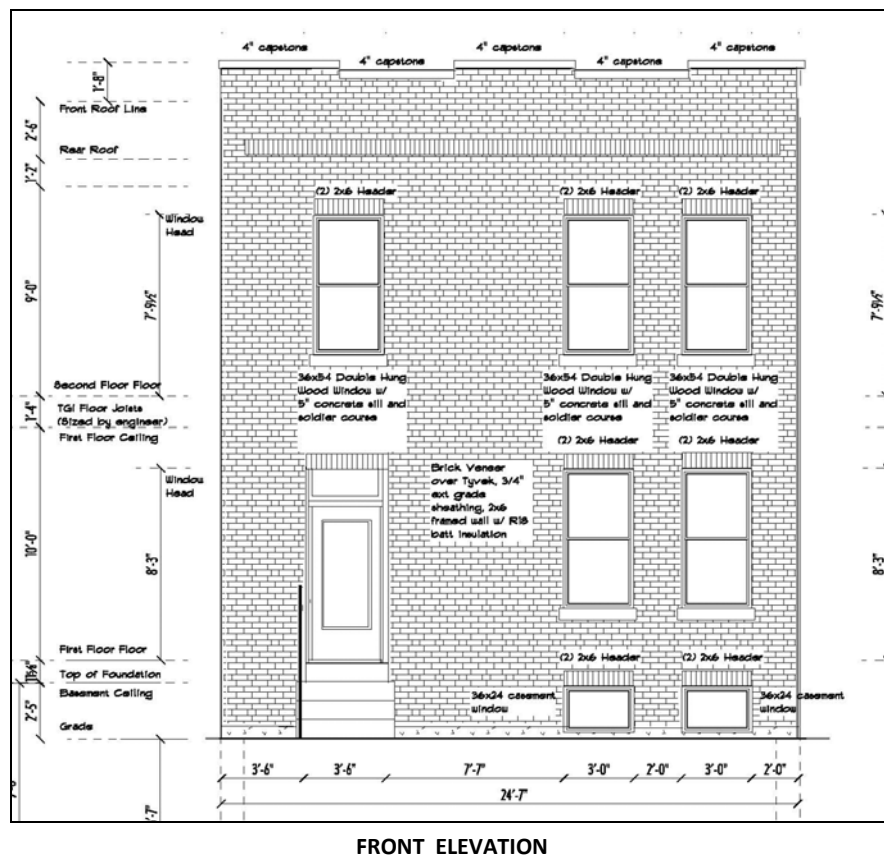
Missouri Botanical Garden



BACKGROUND:

The Cultural Resources Office received a Preliminary Review Application for the construction of a single-family house on April 10, 2012. The building is to be constructed on the site of an existing two-family building, which was condemned as an emergency by the Building Division in September 2011, and is currently undergoing demolition.

The current project will be located in substantially the same location on the site; the lot will be joined with a vacant corner parcel at Tower Grove Avenue. Because the developer feels that the lots do not have sufficient depth to accommodate a detached garage, a garage will be incorporated at the rear of the first story. While generally in compliance with the Shaw Neighborhood historic district standards, the staff has concerns about some elements of the design, and the project was scheduled for Preservation Board review.



RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Neighborhood Local Historic District:

Residential Appearance and Use Standards

1. Use:

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located. Buildings should not be converted from single-family to multi-family. Two-family structures should not be converted to more than

two units. Four family buildings should not be converted to more than six units with no units having less than six hundred net rentable square feet.

Not applicable: the proposal is for a new detached single-family house.

2. Structures:

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved by the Heritage and Urban Design Commission, as well as by the existing approving agencies, as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district. Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street. See Section 2(M).

A. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing building in the block. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.

Complies. Based upon the street elevation submitted, it appears that the building will be within 15% of the average height of buildings on the block and floor-to-ceiling heights are similar.

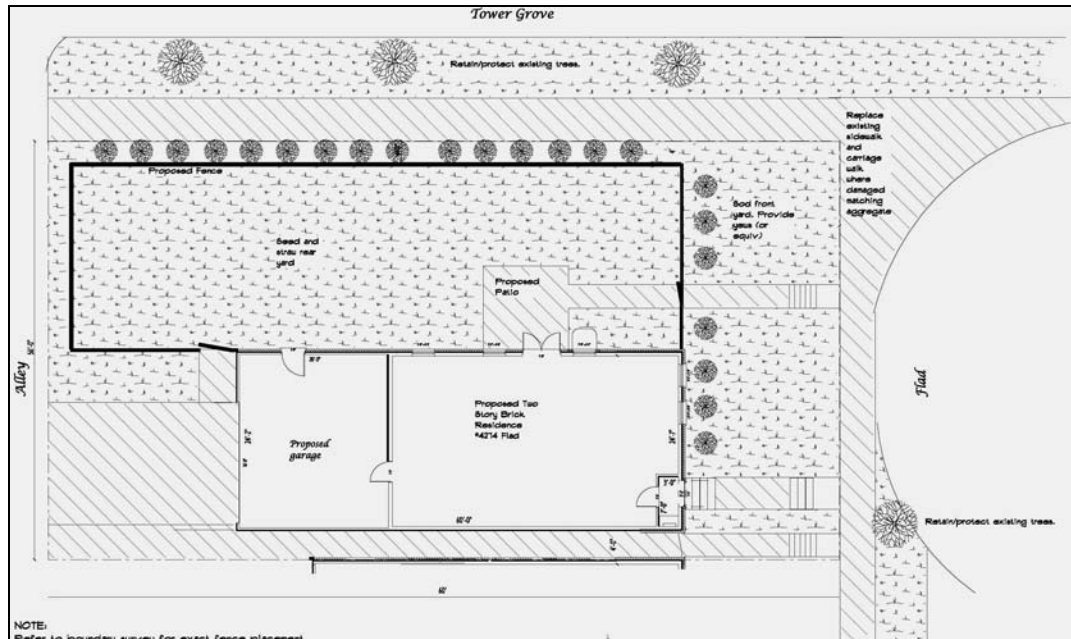


STREET ELEVATION SHOWING PROPOSED HOUSE IN CONTEXT WITH EXISTING FABRIC

B. Location:

Location and spacing of new buildings should be consistent with existing patterns on the block. Width of new buildings should be consistent with existing buildings. New buildings should be positioned to conform to the existing uniform setback.

Complies. The building front adheres to the building line. It will be sited four feet from the two-family to the east, creating a relatively narrow gangway, and thus will continue the rhythm of the block.

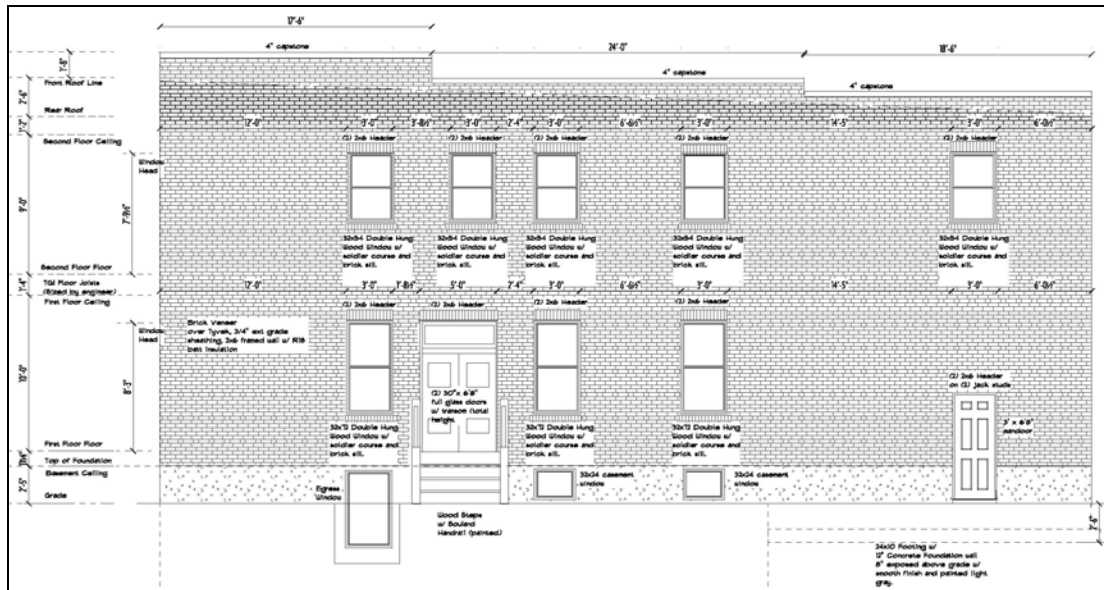


SITE PLAN WITH ADJACENT PROPERTY — NOTE SIDE ENTRY AND PATIO

C. Exterior Materials:

Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street (excluding garages) are to be compatible with the predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as PermaStone or z-brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.

Complies. The front elevation and west side elevation facing Tower Grove Avenue will be brick; the façade brick also will return four feet at the east façade, which is obscured by the adjacent building. The remainder of the east elevation and the rear will be sheathed in cementitious, paintable lap siding.



WEST ELEVATION — NOTE TWO ENTRANCES AND BASEMENT EGRESS WINDOW

D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures.

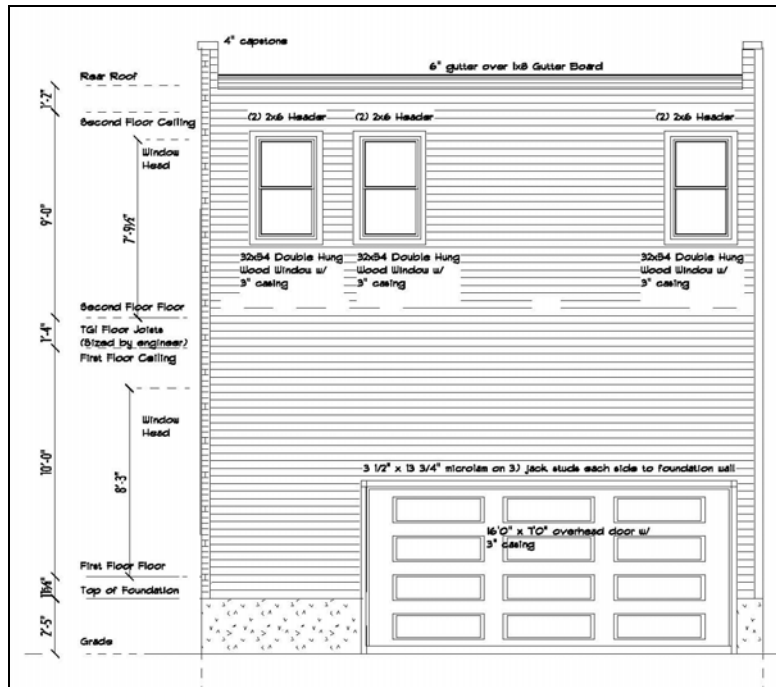
Partly complies. Proportions of the openings on the front elevation are generally consistent with historic openings on the block, being narrow in relation to their heights. However, they are somewhat smaller in size than windows of adjacent properties.

The majority of buildings on the block have projecting front porches, many carrying second story balconies with ornamental railings. The recessed entry and narrow windows of the proposed design are based on a late 19th century historic model, somewhat older than the early 20th century buildings characteristic of the Shaw neighborhood.

In addition, the inclusion of a double-leaf entry on a secondary street-facing elevation is not characteristic of other properties in the vicinity; nor is the basement egress window also shown on the elevation above.



VIEW OF SITE (AND EXISTING BUILDING) FROM TOWER GROVE AVENUE



REAR ELEVATION WHICH WILL BE SOMEWHAT VISIBLE FROM TOWER GROVE AVENUE

Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

Complies. Windows that comply with the Standards will be used on street-visible elevations. Railings will be of wrought-iron or wood.

E. Roof Shapes:

When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.

Complies. The proposed design will have a flat roof with shaped front parapet, as do many buildings on the block.



HOUSES ADJACENT TO THE EAST

F. Roof Materials:

Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.

Not applicable.

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

To be determined. Perimeter fencing is intended at the building line at Flad and along Tower Grove Avenue. The material of the fences has not been submitted.

H. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along public sidewalks. If there is a predominance of particular types or qualities of landscaping materials, any new plantings should be compatible considering mass and continuity.

To be determined. A landscaping plan has not been submitted yet.

I. Paving and Ground Cover Material:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape. Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover bordering public walkways (sidewalks).

To be determined.

J. Street Furniture and Utilities:

Street furniture for new or existing residential structures should be compatible with the character of the neighborhood. Where possible, all new utility lines shall be underground.

To be determined.

K. Off-street parking should be provided for new or renovated properties when feasible at an amount of one parking space per unit. Parking to be provided in rear of property when possible. If parking is visible from street, it must be screened with appropriate material as described in section 2G.

Complies. The site plan indicates a two-car garage to be incorporated at the rear.

L. No permanent advertising or signage may be affixed to building or placed in yard of residential properties.

Not applicable.

M. The standards found in Section 2C and 2D are not applicable to garages or out buildings to be constructed or renovated behind the rear edge of the main building and not visible from the street. The general overall appearance of the building must be visually compatible with the surrounding structures.

Not applicable.



VIEW OF EXISTING BUILDING FROM TOWER GROVE, SHOWING VISIBILITY OF REAR FACADE

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments on the project from the Alderman or any neighborhood group.

COMMENTS:

The Cultural Resources Office recommends that the general design be approved as proposed; but that the design include a projecting entrance porch, one-story or one-story with balcony, on the front façade, and larger windows be used on the façade to provide a more balanced elevation and also to augment the house's compatibility with surrounding properties. While the openings proposed for the western elevation are not characteristic of historic properties in the neighborhood, the Shaw district standards do not require conformance with a model example, and due to the lack of a sizable rear yard, it is not unreasonable to provide access to what will be the homeowner's main outdoor space. The proposed entries are understated and will not visually detract from the main design. However, the Office strongly recommends that the proposed egress window on this elevation be removed to the rear of the building; if this is not possible, extensive screening must be installed.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant preliminary approval to the proposed project, on the condition that the design is revised to include a projecting front entrance porch and larger windows on the front façade; and the elimination of the basement access window on the west elevation. The applicant should work with the staff to define the final design details and materials.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

DATE: April 23, 2012
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Preliminary Review: rehabilitation of two attached one-story houses
ADDRESS: 1017-1019 Geyer
JURISDICTION: Soulard Local Historic District — Ward 7

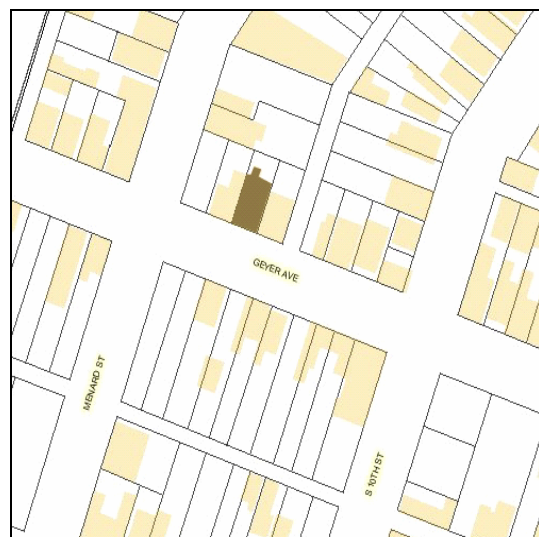


1017-1019 GEYER

OWNER:
Mohammed Orthman

APPLICANT:
William H. Watkins

RECOMMENDATION:
That the Preservation Board grant preliminary approval to the project with the condition that the front dormer be replicated.



BACKGROUND:

On February 28, 2012, the Cultural Resources Office received a Preliminary Review Application for the rehabilitation of two early rowhouses at 1017 and 1019 Geyer Avenue, in the Soulard Local Historic District. The buildings, one a flounder house, are both deteriorated and in extremely fragile condition. The applicant proposes to join the houses and convert them to a commercial use. The architect for the project met with the Cultural Resources Office on several occasions and various alternatives were discussed, including rehabilitation as residential units.

The owner decided to pursue the option for commercial use. Because of the buildings' condition, it was apparent that the roofs, which are actually several different adjoining roofs with varied slopes, required complete reconstruction. The Cultural Resources Office is concerned that the appearance of the building from the street not be altered. The Soulard standards do not allow changes to original roof shapes, so the project was scheduled for the Preservation Board.

The current proposal represents a compromise between the requirements of the standards and the necessary replacement of the roofs.



1017 and 1019 GEYER AVENUE — NOTE DORMER, CHIMNEY AND PARAPETS

RELEVANT LEGISLATION:

Excerpt from Ordinance #57078, Soulard Historic District:

201. Roofs...

201.1 Roof Lines And Dormer Configuration At Public & Intermediate Facades

The roof lines and dormer configuration of buildings shall not be altered except as specifically provided herein. Roof lines include the roof's slope, height, location and structure.

Does not comply. The proposed truss roof will alter the existing roof configuration. The owner has agreed to replicate the original dormer, which is somewhat visible from the street, in a location on the new roof that is as close as possible to its current position, and to retain the front parapet that divides the houses. The extant chimney and other parapet walls currently visible will be removed.



FRONT ELEVATION SHOWING LOCATION OF PROPOSED DORMER RECONSTRUCTION

201.2 Reconstructed Roofs

Reconstructed roofs shall be constructed based on the original roof design. Where the original slope of the roof cannot be verified through reasonable research or existing evidence, reconstruction shall be based on a Model Example.

Does not comply. The existing roofs — actually four roofs — will be replaced with a single side-gable roof of low pitch.

201.3 Roofing Materials on Flat Roofs

*Roofing materials on flat roofs shall be one of the following:
A material which can be documented as being original to the building;
Rolled roofing or roofing felt.*

Not applicable.

201.4 Roofing Materials On Sloping Roofs

Comment: Sloping roofs include all roof types except mansard and flat roofs (addressed elsewhere within this document.).

Roofing materials on sloping roofs shall be one of the following:

- 1. A material which can be documented as being original to the building;*
- 2. Slate shingles;*
- 3. Synthetic slate shingles made of a cementitious composition and reinforced with*
- 4. fiberglass;*
- 5. a composition shingle which replicates the proportions of slate shingles.*
Comment: GAF "Slateline" fulfills this requirement
- 6. Sheet metal roofing applied in a manner consistent with sheet metal roofing on a*
- 7. Model Example;*
- 8. Asphalt or fiberglass composition shingles, standard three tab design of 235*
- 9. pounds per square minimum construction;*
- 10. Wood shingles of a shape and size, and applied in a manner consistent with*
- 11. wood shingles on a Model Example and subject to approval by the Board of*
- 12. Building Appeals.*

Roll roofing or roofing felt are prohibited as total replacement finished roofing materials on sloping roofs.

Patterns may not be arranged in asphalt or slate shingles on sloping roofs unless based on evidence original to the building or a Model Example.

Complies. The new roof will be sheathed in composition shingles.

201.5 Roofing Materials On Mansard Roofs...

201.6 Brick Parapets At Public, Intermediate & Private Facades

Brick parapets and the manner in which the roofing material meet them shall be constructed as follows:

When the inside face of the parapet is visible from a street, the roofing material shall be flashed and counter-flashed with metal flashing set into the masonry parapet wall.

When the inside face of the parapet is not visible from a street, the roofing material shall be extended up the inside face of the parapet and fitted under the metal flashing or the parapet cap.

Parapets at the Public Façade(s) shall have coping as follows:

Sloping parapets at roofs shall have coping of brick similar to that of the parapet.

Comment: Metal or plastic through-wall flashing should be used to prevent moisture from penetrating the masonry. A hard-faced brick should be used for parapet coping.

Horizontal planes of a parapet (i.e. the top of a parapet which screens a flat roof, or of a step in a stepped parapet) shall be protected with glazed coping tile or metal cap.

Glazed coping tile, when broken or missing shall be replaced by the same.

Metal caps shall have a non-reflective metal finish.

Felt, roofing paper or roll roofing is prohibited as a total replacement finish material at parapets.

Intends to comply. Detail drawings have not been submitted as yet, but the applicants have agreed to comply with these requirements.

201.7 Dormers

Dormers shall not be removed or altered in configuration, location or detail except as otherwise expressly provided herein.

Reconstructed dormers and elements of a dormer shall be designed and positioned on roofs to replicate the dimensions, proportions, materials (except as noted in part 4 hereof) and details, including ornament, of the original dormer. Where such dimensions, proportions, materials or details are not evident from existing conditions, a Model Example shall be provided. Dormers are prohibited where there is no evidence of their prior existence.

New dormers may be added where there is no evidence of their prior existence if based on a Model Example.

Dormer materials, including those at the sides, shall not be altered in appearance and scale from the original except vinyl, aluminum, steel or masonite siding which appears as 4" wood siding may be used at the sides when the dormer is located above the second story of a building as provided in section 202.2. Asphalt shingles are prohibited on vertical sides of dormers.

Comment: Asphalt shingles are an inappropriate siding material for any vertical surface. They sag in summer heat and eventually fall off. The sides of dormers on slate roofs are typically slate, while the sides of dormers on asphalt shingle roofs are typically 4" exposed wood siding.

Ornament at Dormers

Comment: the role of ornament at dormers is architecturally significant.

New ornament at dormers must be based on evidence of its prior existence on the dormer(s) or, if such evidence no longer exists, be based on a Model Example.

Ornament shall be constructed of materials historically used for such ornament or other materials which replicate such materials.

Ornament and dormer detailing must be of a finished material.

Intends to comply. The applicants have agreed to replicate the original dormer in a location approximate to its current position. They have also agreed to replicate the dormer's Federal trim, although the current drawings do not include this detail.



1019 GEYER REAR



1017 GEYER REAR

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received comments concerning the project from any neighborhood group or from the Alderman.



INTERIOR OF BUILDINGS SHOWING FRAGILE CONDITION



COMMENTS:

Given the current deteriorated condition of both buildings, the staff is supporting a variance from the Standards for the construction of a new truss roof over both properties. As is apparent from the photo below, the existing roofs are a mélange of different heights and slopes that resulted from a number of additions and alterations. While the front of the roofs are somewhat visible from the street, the slopes are fairly low and the change to a single side-gable roof will not be highly perceptible from the street. The Cultural Resources Office contends, however, that the existing Federal style dormer is a significant element that should be replicated. The applicants have agreed to this condition, although we have not received drawings that correctly represent this intention.



EXISTING DORMER AND ROOF CONDITIONS

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board grant preliminary approval subject to the condition that the front dormer be replicated.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: April 23, 2012
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: Appeal of a Cultural Resource Office Director's denial to construct accessible ramp and alter decorative windows into a new entrance at a public facade
ADDRESS: 4032 N. 22nd St.
JURISDICTION: Hyde Park Historic District — Ward 3

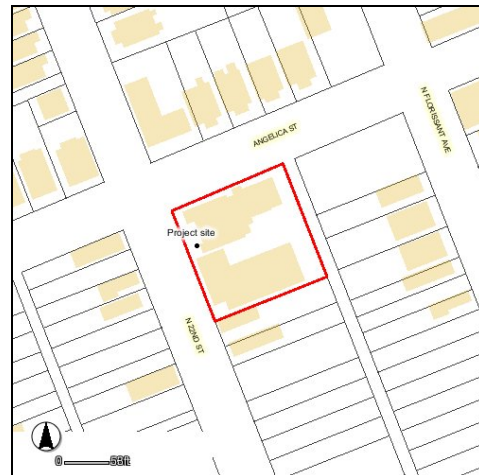


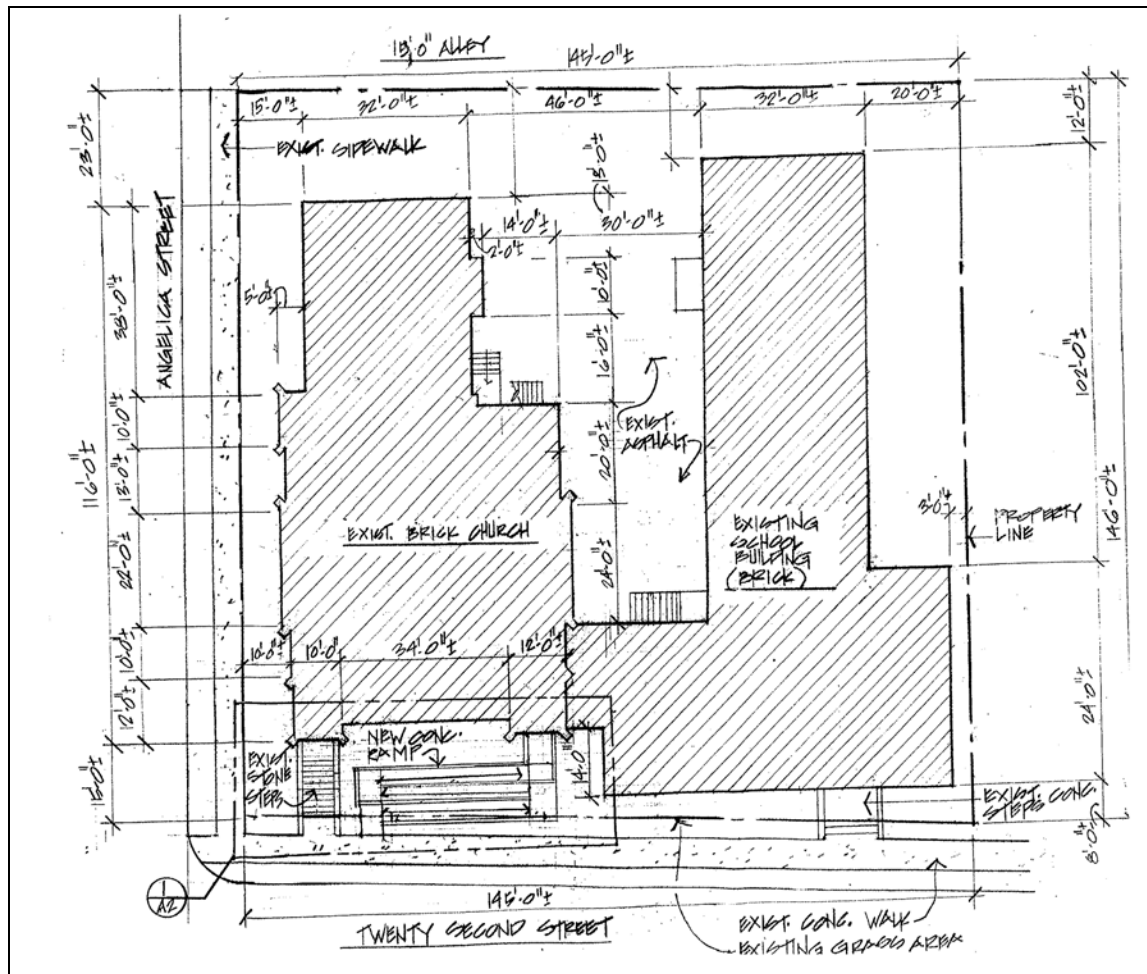
4032 N. 22ND St.

Owner:
House of God Church of the Living

Applicant:
Quinton Richardson

Recommendation:
Staff recommends denial of the current proposal as it is on the front façade and would destroy important architectural details.

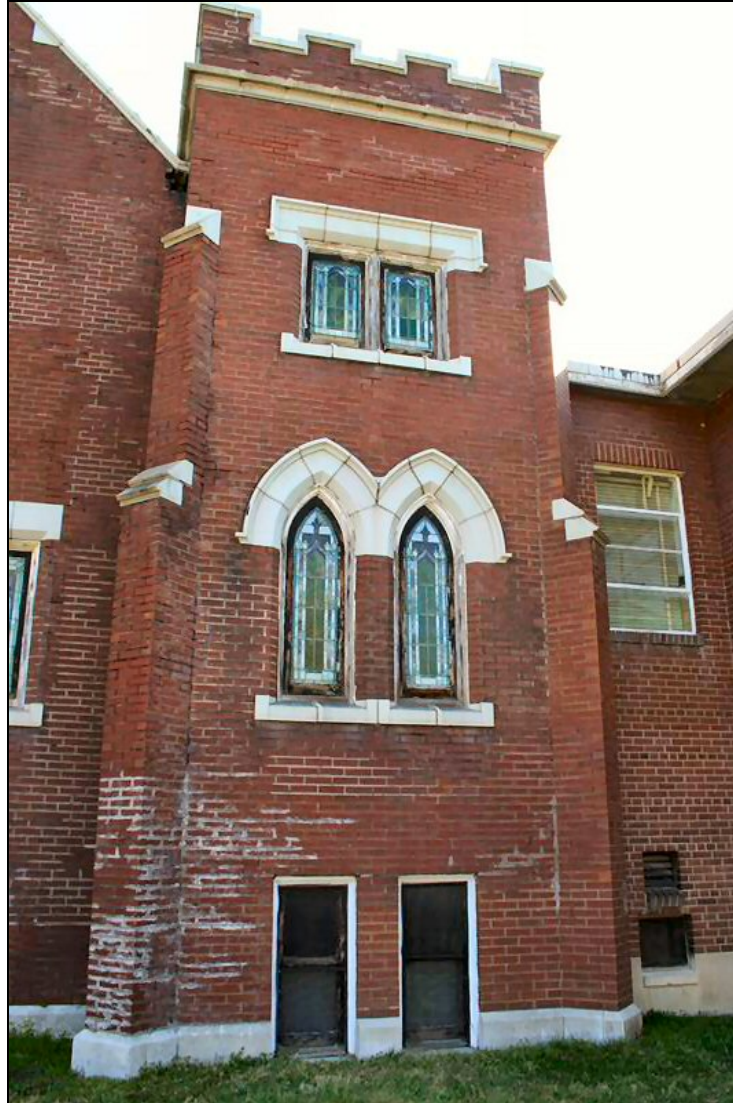




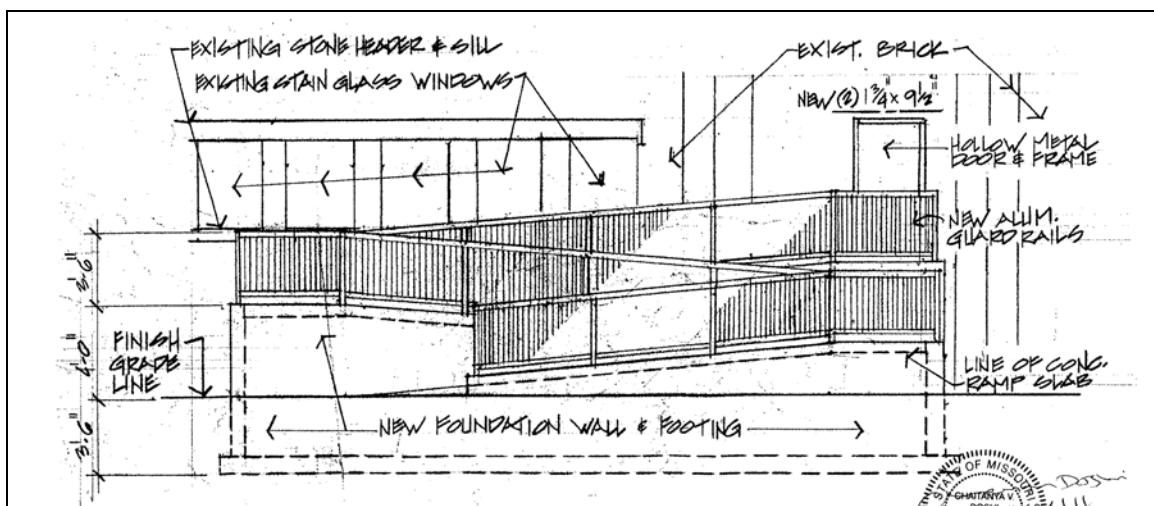
PROPOSED SITE PLAN

BACKGROUND:

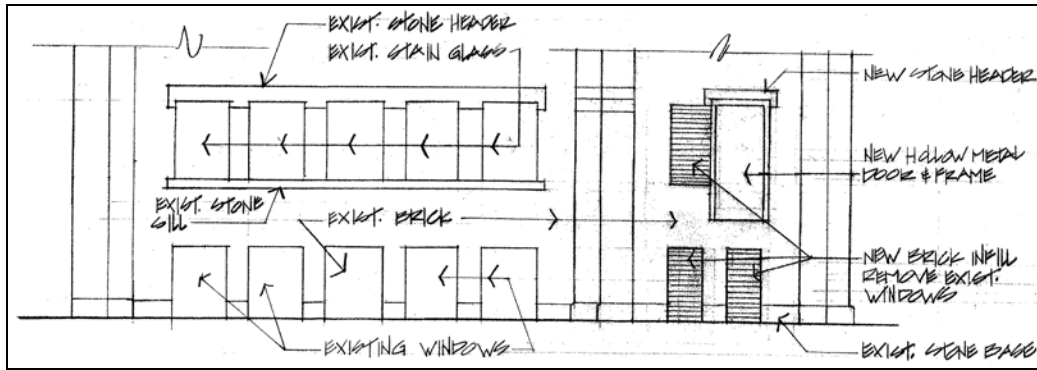
On December 13, 2012, the Cultural Resources Office received an application for the construction of an accessible ramp on the front facade of the church building at 4032 N. 22nd Street, at the corner of N. 22nd and Angelica. The proposal would destroy paired lancet windows and their decorative terra-cotta arches in the location where the new door would be placed. The permit application was denied as the plans did not meet the Hyde Park Historic District standards. The Cultural Resources Office staff made a site visit and met with the applicant to discuss other options. Entry through the rear of the building was eliminated as a viable option due to safety concerns and the condition of the alley. Options on the Angelica side of the building were considered and the applicant will present drawings of a ramp on this side of the building. At this time however, the owner is still seeking approval for the ramp at the N. 22nd Street façade. The appeal was previously deferred by the applicant, but is now being brought before the Board.



LOCATION OF PROPOSED ACCESSIBLE ENTRY



PROPOSED RAMP AND NEW ACCESSIBLE ENTRY



DETAIL OF ALTERATIONS TO FRONT FACADE WITHOUT RAMP SHOWN

RELEVANT LEGISLATION:

Excerpt from Ordinance #57484, Hyde Park Historic District:

I. RESIDENTIAL (PROPOSED "B" AND "C" ZONING DISTRICTS)

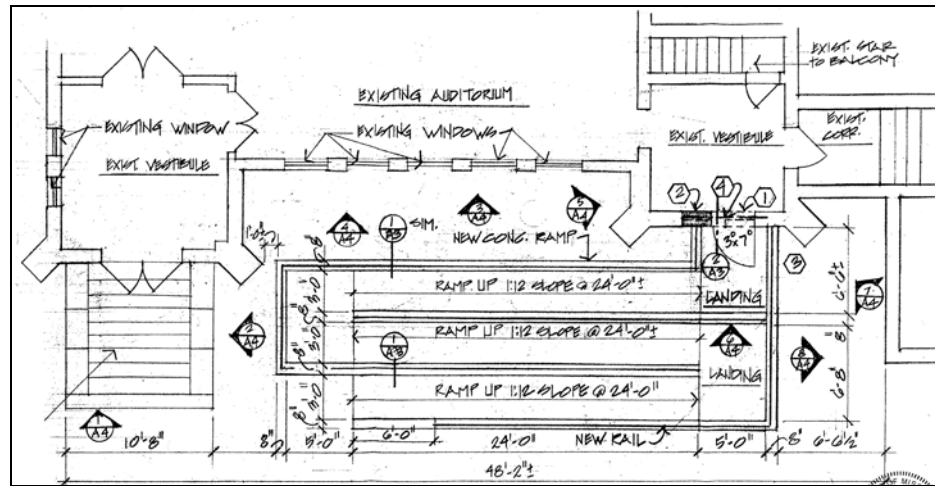
6. Details.

Architectural details on new construction need not imitate details on existing buildings but should always be compatible. Architectural details on existing buildings shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. New and replacement window frames and door frames shall be limited to wood or color finished aluminum. A color code of white, dark green, gray, or wood tones shall be followed. Raw or unfinished aluminum is not acceptable. Windows and doors on new construction shall be similar to adjacent buildings. Raw or unfinished aluminum shall not be acceptable. Windows and doors in existing structures shall be maintained in the same size and shape as the original openings.

Does not comply. Existing architectural details at the front façade are proposed to be altered and the ramp would obscure part of that façade. Above-grade basement windows on the front façade would be infilled and the paired lancet windows on the main level would be removed to install a new door. This opening would be reshaped to accommodate the new accessible entry door.



PHOTOS OF ANGELICA STREET FAÇADE



PLAN OF PROPOSED RAMP



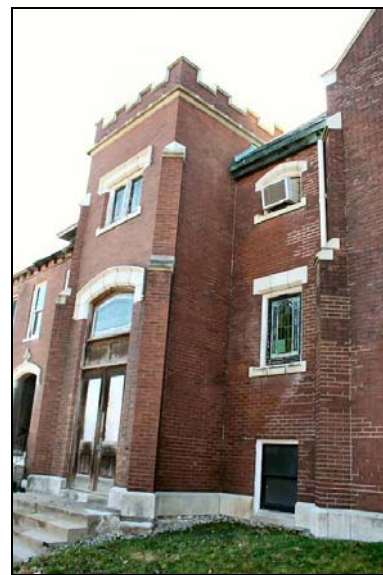
REAR OF BUILDING



REAR ALLEY



MAIN ENTRY ON 22ND STREET



SIDE ENTRY ON ANGELICA STREET

NEITHER ARE GOOD OPTIONS FOR ACCESSIBILITY



**POSSIBLE ALTERNATE LOCATION FOR NEW
ACCESSIBLE ENTRY ON ANGELICA STREET**



**ATTACHED SCHOOL TO SOUTH – INTERIOR STAIRS AT TRANSITION
AND FRONT ENTRY**

COMMUNITY CONSULTATION:

There has been no communication from the 3rd Ward Alderman or the neighborhood group concerning the project.

COMMENTS:

In the balanced, yet asymmetrical design of the façade of this church, the paired lancet windows with prominent terra-cotta arches have a strong presence in the shorter south tower form. The proposal does not comply with the Hyde Park Historic District standards in that these windows and other architectural elements would be altered by the ramp and door installation. Other options, such as a ramp on the Angelica St. side of the building, should be considered. Placing the ramp on the Angelica Street façade would lessen the impact of the ramp on the architectural details of the building.

CONCLUSION:

The Cultural Resources Office recommends denial of the accessible ramp and façade alterations as they does not meet the Hyde Park Historic District standards.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: April 23, 2012
FROM: Jan Cameron, Preservation Administrator
SUBJECT: Appeal of the Cultural Resources Director's denial of an application to construct a 1 ½-story garage/carriage house in side yard
ADDRESS: 3000 Lemp Avenue
JURISDICTION: Benton Park Local and National Register Historic District — Ward 9



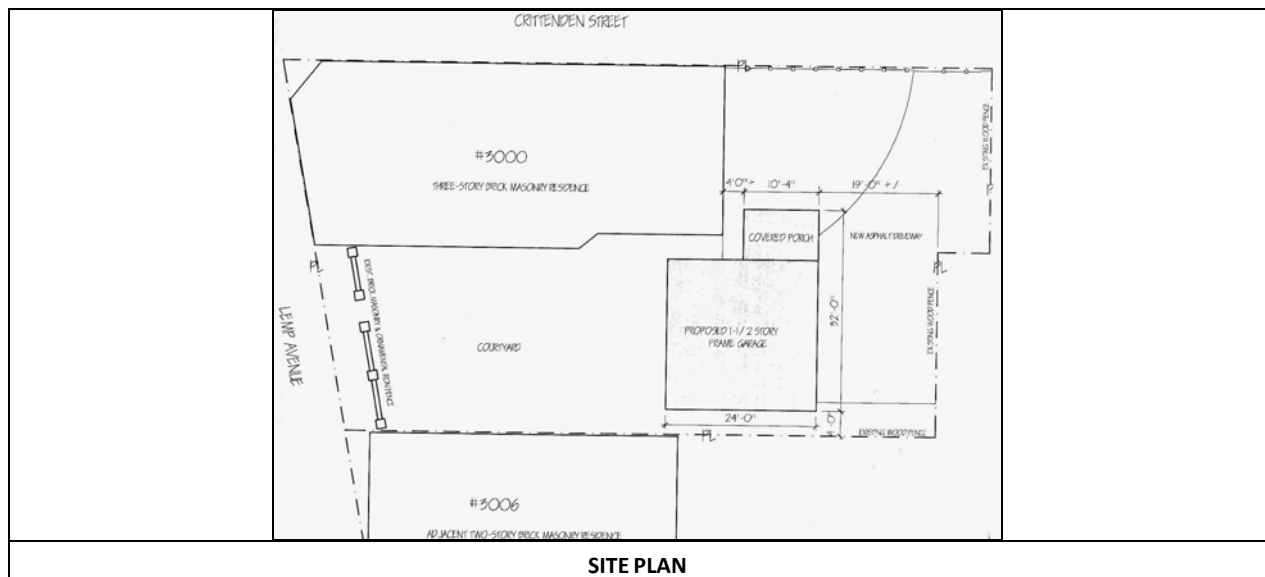
PROJECT SITE FROM NORTHWEST

OWNER:
Paul Christopher Beyer

ARCHITECT:
Ray Simon

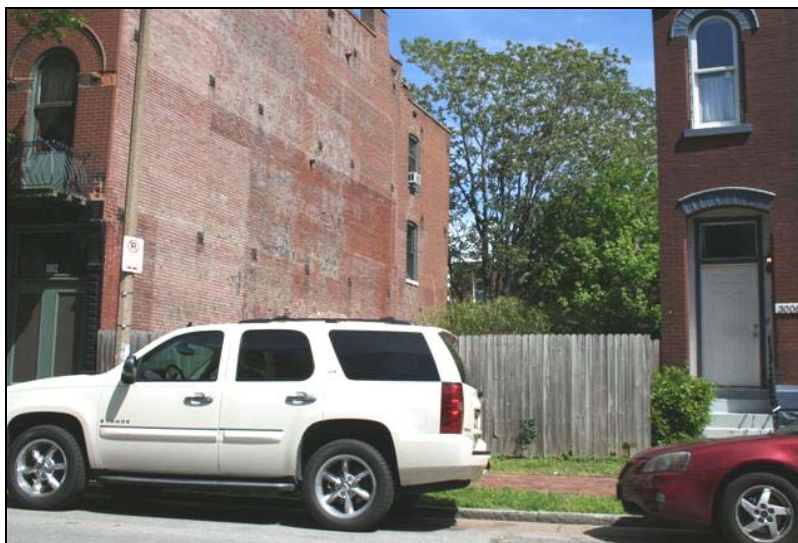
RECOMMENDATION:
That the Preservation Board withhold preliminary approval at this time until either the proposed garage is repositioned or until a Model Example is submitted to comply with the district standards for new construction.





BACKGROUND:

The Cultural Resources Office received a permit application in February 2012 for the construction of a one-and-one-half-story garage structure at 3000 Lemp Avenue, in the Benton Park Local and National Register District. The Cultural Resources Office discussed the design with the owner and suggested that he contact the Benton Park Neighborhood Association for its members' input. He has since done so. The Office made several suggestions that would allow the application to be approved, the primary one being relocating the garage behind the existing building. Because the project did not comply with the new construction standards for the district, the application was denied while the owner continued to work with the Benton Park neighborhood. He has since decided that he would like to proceed with his original design and is appealing the denial of his application.



PROJECT SITE



3000 LEMP

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

ARTICLE 3: NEW BUILDINGS

303 GARAGES AND CARPORTS IN NEW CONSTRUCTION

Garages and carports are not regulated except as follows:

1. *Garages and carports shall be set within 10' of the alley line.*
Does not comply. There is no alley; however, the proposed garage will be set more than 19 feet from the rear property line.
2. *Vehicular access shall only be from the alley.*
Not applicable.
3. *Garage doors shall be parallel to, and face, the alley.*
Not applicable. However, the garage door will face east towards the rear of the property.
4. Construction requirements per form:
 1. Garages shall be sided with 4" cover siding of wood, vinyl or finished aluminum, 4" beaded tongue and groove siding, brick or brick veneer. Unfinished siding is prohibited.
 2. Based on a Model Example.

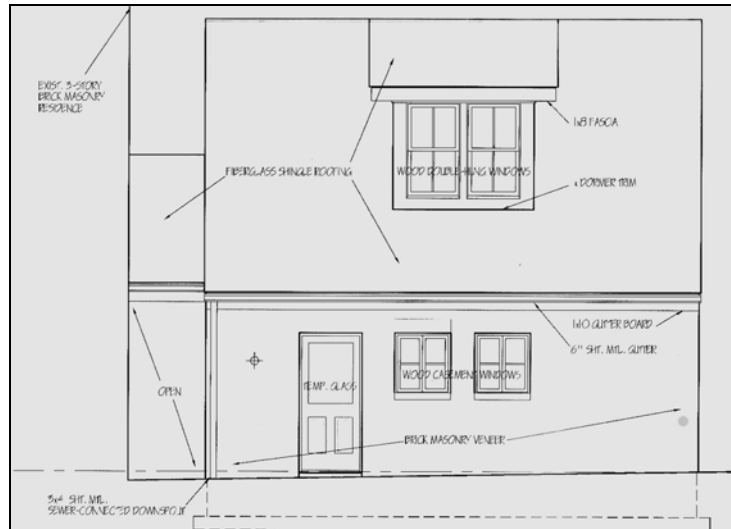
Complies. The garage will have brick veneer on the elevation facing Lemp; other elevations, including the Crittenden one, will be clad in paintable cementitious siding. While both materials are acceptable for garages under the standards, the combination of two façade materials is not traditional for garage construction.

5. *Garage and carport roofs shall be as set forth in Section 201.*

Complies. Roof will be covered with fiberglass shingles.

6. *The mass and scale of garages and carports shall be appropriate for their use and shall not visually dominate the main building.*

Does not comply. The scale of the proposed building is much larger than is typical of garages and even carriage houses in the neighborhood. The height of the roof ridge extends to 22 feet. The garage's placement on the site well in front of the rear property line increases sense of being over-scaled. The steep roof pitch and three sets of dormers dominate the building.



PROPOSED ELEVATION FACING LEMP



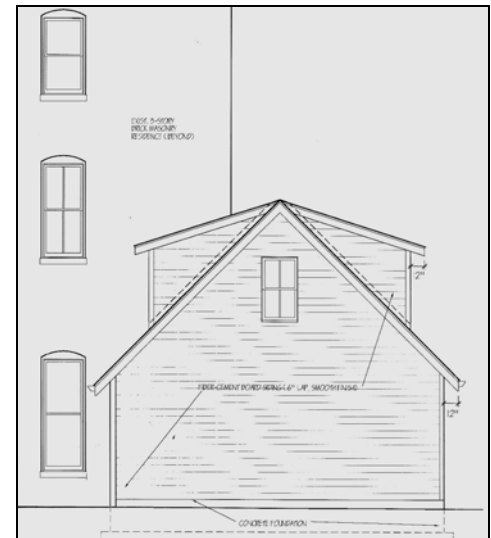
CRITTENDEN ELEVATION FROM THE NORTHWEST



PROPOSED NORTH ELEVATION WITH COVERED PORCH THAT WILL FACE CRITTENDEN



WEST ELEVATION FACING REAR YARD



SOUTH ELEVATION

COMMUNITY CONSULTATION:

At this time, the Cultural Resources Office has received no communication concerning the project from the Alderman. The Benton Park Neighborhood has submitted a letter to the owner suggesting changes, but the Office has not received a letter from them indicating support for the project.



**VIEW FROM CRITTENDEN WITH EXISTING FENCE TO REMAIN
GARAGE WILL BE VISIBLE IN THE CENTER OF THE PHOTO FRAME**



PROPERTY ADJACENT TO SITE ON EAST — PROPERTY LINE OF 3000 LEMP ENDS AT WOOD GATE POST ON RIGHT

COMMENTS:

As proposed, the new building does not have the preferred location of a garage and is not perceived as a garage due to its tall upper story. The west façade facing Lemp Avenue will be very street-visible behind a proposed wrought-iron fence at the street. It fits into neither the category of a garage nor new construction based on a Model Example. The Cultural Resources Office contends that placing a large 1½-story garage in the side yard quite a distance from the

rear lot line does not reinforce the perception of the building as a garage and makes it appear more like a back residence. If the building is to be reviewed as a garage, it should be placed in the typical and preferred location behind the main structure and at the alley, or rear of the lot. As shown in the aerial that follows, there is sufficient space on the lot for this to occur, although it might necessitate the loss of two existing trees. If the current location was proposed in order for the garage doors to face the rear of the lot, perhaps that requirement could be waived since there is no alley and the gate on Crittenden would afford access directly into a garage door in the Crittenden-facing façade and the privacy fence would conceal the garage door. In addition, the use of two different siding materials on the new building does not enhance its appearance as a garage and a single material, preferably brick, is recommended for at least the two street-facing facades.

The proposed new building does not evoke an historic carriage house. There are some historic elements in the design, such as the multi-light windows on its primary elevation. However, the roof extends to 22 feet at its ridge and the front dormer is overscaled. Both of these elements are uncharacteristic of historic carriage houses, which generally had small dormers and relatively low second stories. The garage design does not complement the architectural style of the main building, generally a defining characteristic of the carriage houses.

If the garage cannot be relocated, it should therefore conform to the ordinance requirements for New Construction and be based on a Model Example as a rear residence.



AERIAL SHOWING EXISTING REAR YARD AND PROPERTY LINES

CONCLUSION:

Staff recommends that the Preservation Board withhold preliminary approval at this time until either the proposed garage is repositioned as a garage, behind the main building or at the rear lot line, and its design altered or until a Model Example for it is submitted to comply with the district standards for new construction.

CONTACT:

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CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

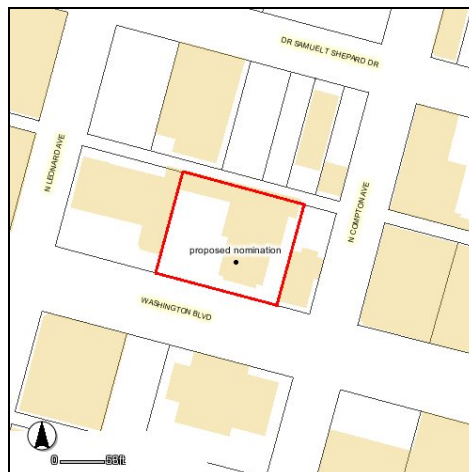
DATE: April 23, 2012
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Central States Life Insurance Company Building
ADDRESS: 3207 Washington Boulevard
WARD: 19



3207 WASHINGTON BOULEVARD

PREPARER:
Preservation Research Office

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion C for Architecture.



PROPOSAL:

The Central States Life Insurance Company Building is in the process of being nominated to the National Register of Historic Places (NRHP). The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.



ONE-STORY 1948 ADDITION

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



DETAILS

PROPERTY SUMMARY:

The Central States Life Insurance Company Building is eligible for listing in the National Register under Criterion C for Architecture. Built in 1921 for the Central States Life Insurance Company, the Mission Revival style building was designed by prominent St. Louis architect, Tom P. Barnett. It is significant as a rare example of Mission Revival style in St. Louis, as well as for embodying Barnett's principles of architectural innovation through forms and styles.

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CITY OF ST. LOUIS
**PLANNING & URBAN
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: April 23, 2012
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Star Bucket Pump Company Building
ADDRESS: 1218-24 North 15th Street
WARD: 5



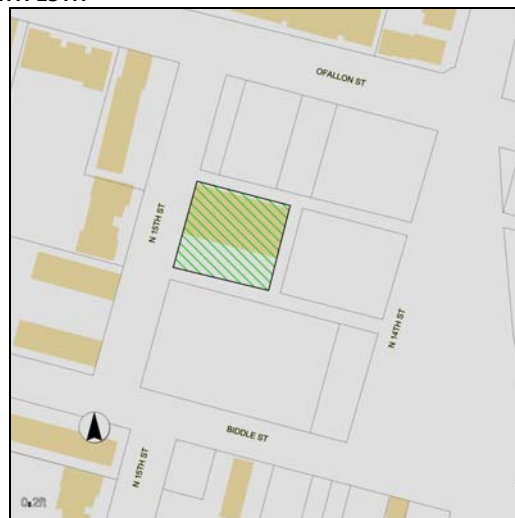
1218-24 NORTH 15TH

PREPARER:

Lafser & Associates

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion A for Industry and Invention.



PROPOSAL:

The Star Bucket Pump Company Building is in the process of being nominated to the National Register of Historic Places (NRHP). The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.



LOOKING SOUTHEAST

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The Star Bucket Pump Company Building is eligible for listing in the National Register under Criterion A for Industry and Invention. Built in 1911, the building is significant for its association with the Star Bucket Pump Company, a prominent local manufacturer that held several patents for water related pumping items for residential and commercial use. With the introduction of the faucet-based water systems, the use of the bucket pump declined and the company produced other items, including a cooler for milk storage.

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CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

DATE: April 23, 2012
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Nomination to the National Register of the North Broadway Glass and Plow Warehouse District
ADDRESS: 2500-2614 North Broadway
WARD: 5



LOOKING NORTHEAST

PREPARER:
Lafser & Associates

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the district meets the requirements of National Register Criterion A in the area of Commerce.



PROPOSAL:

The North Broadway Glass and Plow Warehouse Historic District is in the process of being nominated to the National Register of Historic Places (NRHP). The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.



NORTHERN THREE BUILDINGS IN DISTRICT

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The North Broadway Glass and Plow Warehouse Historic District, which consists of six contributing buildings, is eligible for listing in the National Register under Criterion A for Commerce. The buildings, built between 1906 and 1914, served various companies that

desired a location near to the railroad depots and Wabash Rail Yard, including a glass company and several plow and agricultural implement manufacturers. The functional aspects of the fireproof warehouses, their loading docks and bays that allow for simultaneous loading and unloading of several freight cars and trucks and vehicular entrances, are evident in the base of the buildings. Cornices top several stories of uniform bays filled with large windows, and the appearance of the warehouses is representative of commercial buildings of the time.

CONTACT:

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